PLAT OF TRACT "C" SEC. 5, SNUG HARBOR ESTATES.

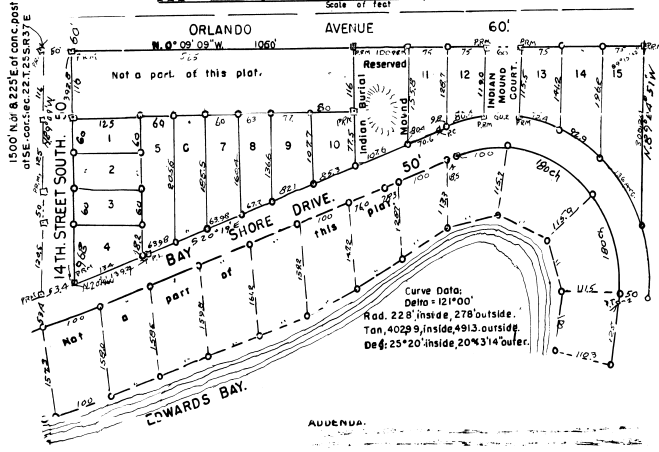
RECORDED IN PL. BK. 11, PGE. 19. IN SECS. 22 & 23. T. 25 S., R. 37 E.

ALSO PART OF UNSUBDIVIDED ACREAGE IN LOT 3 SECTION 22 AND LOT 2 SEC. 23

BREVARD CO., FLORIDA.

SCALE: 1 INCH = 100 FT. MAY 24, 1956.

0 50 100 200 300 400 500 600 700
Scale of feet



ADDENDA:

The streets shown on this plat are dedicated to the public.

STATE OF FLORIDA
COUNTY OF BREVARD
Filed for record in the office of Clerk of Circuit Court for Brevard County, Florida
JUL 6 1956 at 1:45 P.M.
and recorded in Plat Book 11 page 19
fee $ 1.00
Clerk Circuit Court

DEDICATION:-

KNOW ALL MEN BY THESE PRESENTS, that Gus C. Edwards and C.M. Edwards, respectively President and Secretary of Peninsula Land Company, a corporation, do hereby dedicate plat to be known as, "Plat of Tract 'C', Sec. 5, Snug Harbor Estates, Recorded in Pl. Bk. 11, page 19, in Secs. 22 & 23, T. 25 S., R. 37 E. Brevard Co., Florida.

In testimony whereof, witness our hands and seals and corporation seal, at Cocoa, Florida, on this 28th day of June, 1956.

WITNESSES:
Donna C. Todd
Paul E. Nieuwsma

Peninsula Land Company
by Gus C. Edwards, President ... seal.
Attest C. M. Edwards, Secretary ... seal.
Corporate seal.

STATE OF FLORIDA.
COUNTY OF BREVARD.

Personally appeared before me, a notary public, on this the 28th day of June, 1956. Gus C. Edwards and C.M. Edwards, respectively President and Secretary of Peninsula Land Company, a corporation, known to me to be the parties named in and who exuted this instrument of dedication, who, being duly sworn, have severally acknowledged the execution thereof to be their free act and deed as such officers with approval of Board of Directors of corporation, and have signed same freely and voluntarily, and have affixed the corporate seal, for purposes therein expressed.

In testimony whereof, witness my hand and official seal at Cocoa, Florida, on date above mentioned.

My commission expires February 13, 1959.

Paul E. Nieuwsma ... seal. Notary seal.
Notary public, State of Florida. at large.

DESCRIPTION:-

Begin at concrete post on S. side 14th. St. S. and on W. side Orlando Ave, Plat of Tract B. Sec. 5, Snug Harbor Estates, recorded in Pl. Bk. 11, page 30. Records of Brevard Co., Florida. situated 1450 ft. N. of and 225 ft. E. of the S.E. cor. Sec. 22, T. 25 S., R. 37 E. said County: from which post, run N. 89°09' W. on S. side 14th. St. So. a distance of 392.8 ft. to a concrete poston E. side Bay Shore Drive, said plat: run thence S. 20°19' E. on E. side said Drive a distance of 742.0 ft. to P.C. of curve whose Delta is 121°, Deg. is 20°43'14", Tan. 491.3 ft. Rad. 278 ft.

From said point of curve run said curve Southward a distance of 454.7ft. to an iron post on curve: run thence S. 89°24'51" E. a distance of 300.0 ft. to a concrete post on W. side of Orlando Ave., produced if necessary: run thence N. 0°09'09" W. along W. side Orlando Ave. a distance of 1060 ft. to S. side of 14th St. So. place of begin.

STATE OF FLORIDA.
COUNTY OF BREVARD.

I hereby certify that the attached plat was examined and approved for file upon the records of this county on the 3rd day of July, 1956.

Clerk of the Board of County Commissioners. ... seal. seal.

SURVEYOR'S CERTIFICATE:-

I hereby certify that the attached plat is a true representation of lands hereon described and that permanent Reference Monuments have been found or set as shown, in compliance with State Act passed June 11, 1925. That open squares denote concrete P.R.Ms., open circles denote iron pipes or rods.

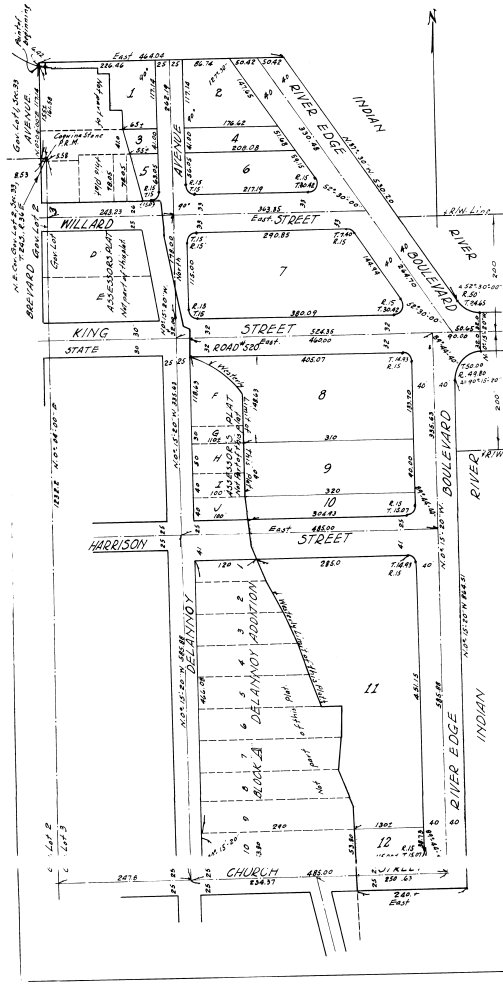
Harold H. Wilson ... seal.
Reg. Surveyor, No. 24, State of Florida.

112524

COCOA RIVER DEVELOPMENT

IN THE CITY OF COCOA, BREVARD COUNTY, FLORIDA.

Scale: 1" = 100' July 2, 1956



DESCRIPTION: The lands embraced consist of unsurveyed reclaimed lands lying east of and adjacent to Gov. Lots 1 and 3, Section 33, Twp. 24 S., R. 36 E., in the City of Cocoa, Brevard County, Florida, more particularly described as follows; From a coquina stone monument set at the northeast corner of Gov. Lot 2, Section 33, T. 24 S., R. 36 E. run due west along the north line of said Gov. Lot 2, a distance of 833 feet to the east side line of Brevard Avenue; thence N. 0°04'00" E along the east line of Brevard Avenue 155 feet more or less to the east line of Gov. Lot 1, in said Section 33; for the point of beginning of the lands hereby platted; thence N. 0°04'00" E. a distance of 4.58 feet more or less to a point which is 161.58 feet north of the said north line of Gov. Lot 2; thence due east a distance of 464.04 feet to a point; thence S. 37°30'00" E. 530.20 feet to a point of curve; thence southeasterly curving to the east along a curve whose radius is 50.00 feet and whose chord bears S. 63°45'00" E. 44.23 feet to a point; thence S. 0°15'20" E. 640.00 feet to a point; thence southwesterly, curving to the left along a curve whose radius is 497.8 feet and whose chord bears S. 44°52'20" W. 70.56 feet to a point of tangency which is 500 feet east of the east line of Delanoy Avenue right of way; thence S. 0°15'20" E. parallel to and 500.00 feet east of the said east east of the east line of Delanoy Avenue right of way; thence S. 0°15'20" E. parallel to and 500.00 feet east of the said east line of Delanoy Avenue a distance of 864.51 feet to a point; thence due west 240 feet more or less to the east line of the aforesaid Gov. Lot 3, Section 33; thence northwesterly along the east line of said Gov. Lots 3 and 1, Section 33, a distance of 1325 feet more or less to the point of beginning and containing 11.8151 Acres of land together with all riparian rights appertaining thereto.

I HEREBY CERTIFY that the annexed plat is a true and correct plat of the lands described in the caption thereof and that Permanent Reference Monuments have been found or set at the locations indicated on said Plat.

This 2nd day of July, 1956.
Carl A. Schmidt
Reg. Land Surveyor No. 9, Florida.

KNOW ALL MEN BY THESE PRESENTS, that M.B. Green, Acting Chairman of the City Council of the City of Cocoa, Florida and Claude H. Dyal, City Clerk, duly authorized officers of the City of Cocoa, a Municipal Corporation existing under the laws of the State of Florida, owner of all the lands embraced in this Subdivision hereby accept and dedicate this plat and the streets shown thereon to the perpetual use of the Public.

IN WITNESS WHEREOF, we have hereunto set our hands and the official Seal of the City of Cocoa, Florida this 6th day of July 1956.

CITY OF COCOA
by M.B. Green Acting Chairman City Council.
Attest Claude H. Dyal City Clerk

STATE OF FLORIDA,
COUNTY OF BREVARD, SS. I hereby certify that on this 6th day of JULY 1956, before me personally appeared M.B. Green and Claude H. Dyal, Acting Chairman of the City Council, and City Clerk respectively of the City of Cocoa, Florida, a municipal corporation existing under the laws of the State of Florida, known to me to be the persons described in and who executed the foregoing instrument and acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned and that they affixed the official seal of the said City of Cocoa.

Witness my hand and official seal at Cocoa, in the County of Brevard, State of Florida, the day and year last aforesaid.

Lloyd Campbell Notary Public.
My commission expires August 20 1958

This plat is approved by the City Council of the City of Cocoa, Fla. This 6th day of July 1956.
CITY OF COCOA.
by M. B. Green Acting Chairman City Council.
Attest Claude H. Dyal City Clerk.

This plat is approved by the Board of County Commissioners of Brevard County, Florida. This 3rd day of July 1956
Chairman.
Attest Clerk

STATE OF FLORIDA 112524
Filed for record in Brevard County, Florida
JUL 6 1956 at 1:45 P.M.
and recorded in Plat Book 11 page 75
fee $ 1.00
Clerk Circuit Court

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